

Westfield-Washington Advisory Plan Commission held a meeting on Monday, June 4, 2012 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Bob Smith, Dan Degnan, Ken Kingshill, Steve Hoover, Charles Lehman, Bill Sanders (arrived at 7:08 PM), Cindy Spoljaric, Bob Spraetz, and Danielle Tolan

City Staff Present: Kevin Todd, Senior Planner; Sarah Reed, Associate Planner; and Ryan Clark, Associate Planner

Minutes:

Motion: To approve the minutes for the May 21, 2012 APC meeting with changes.

Motion: Degnan; Second: Tolan; Vote: Passed by voice vote

Todd reviewed Public Hearing Rules of Procedure.

ITEMS OF BUSINESS

Case No.	1206-PUD-06 & 1206-SPP-02
Petitioner	Hall & House, LLC
Description	Hall & House PUD and Primary Plat; 1001 W. SR 32; Petitioner requests a change in zoning on approximately 13.4 acres from the EI District to the Hall & House PUD District; and Petitioner requests Primary Plat Review for 2 lots on approximately 13.4 acres.

Clark reviewed the petition, stating that the zoning request is for commercial zoning. He explained that INDOT will be rerouting a portion of Westfield Business Park Road through this development, creating two lots.

Spoljaric expressed concern with the level of detail that was submitted and expressed concern with using PUD zoning for a commercial project. She also expressed concern with bringing a primary plat project through at the same time as a zoning project.

Todd responded that the plat would not be back in front of the APC until after approval of the PUD Ordinance.

Hoover expressed concern with gas stations being allowed on this property, especially because a portion of the property falls within the wellhead protection area. He stated that City Council Committee on Ordinance Revision did not envision gas stations at this location.

Kingshill expressed concern with the proposed use list and asked that it be limited further.

Spoljaric expressed concern with motels, auto sales, and embalming schools being allowed on this property.

Hoover asked if all access to the new lots would be from Westfield Park Road.

Clark responded that there would be no direct access to SR 32, and that all access would be from Westfield Park Road.

Degnan noted that the Monon Trail would be crossing SR 32 at the intersection of SR 32 and Wheeler Road/new Westfield Park Road.

Mr. Larry House, Hall & House, Inc. responded that he has worked with City staff on the proposal, and that GB uses were encouraged in this location so that businesses relocating as a result of the US 31 project could have a place to go. He noted that hotels, restaurants, and gas stations were encouraged by the City staff.

Kingshill asked if the most important uses for this development were gas stations and fast food.

House responded that they were, and that he already has interest from businesses in the site.

A Public Hearing opened at 7:35 p.m.

The Public Hearing was closed at 7:36 p.m. Nobody spoke.

Case No.	1206-DP-06 & 1206-SPP-03
Petitioner	Stoeppelwerth & Associates
Description	Springmill Trails Subdivision; Petitioner requests a Development Plan and a Primary Plat Review for 156 single family residential lots on approximately 50.5 acres in the Residential District 2 section of the Springmill Trails PUD.

Reed reviewed the petition, stating that this is a development plan and primary plat for the second new subdivision in the Springmill Trails PUD.

Spoljaric asked if there were any amenities for this subdivision.

Mr. Beau Wilfong responded that the amenities for this area of Springmil Trails will be across Casey Road, north of the Water's Edge subdivision. He stated that there will be a swimming pool and a bath house.

Spoljaric expressed concern with children having to cross a busy Casey Road/Eagle Parkway to get to the amenity center.

Wilfong thanked her for her comments and said that he would take them into consideration.

Spoljaric asked why there were 20 homes on the same block without a break.

Reed responded that she would review this matter and provide an update at the next meeting.
A Public Hearing opened at 7:42 p.m.

The Public Hearing was closed at 7:43 p.m. Nobody spoke.

Degnan asked when the 8 foot pathway along Casey would be installed.

Wilfong responded that Section 1 of the project includes the section along Casey Road, so he anticipated that it would be installed during that phase. He stated that he would confirm this with the developer of the subdivision, Platinum Properties.

Spoljaric stated that there will be a new urgent care office opening in Village Park Plaza. She also noted that two new businesses, “Cinderella’s Closet” and “Erika’s Place” will be opening in the downtown soon.

Todd discussed the new filings for July.

There was a brief discussion regarding the sunset clause for PUD’s.

ADJOURNMENT (7:56 p.m.)

President, Robert Smith, Esq.

Vice President, Daniel Degnan

Secretary, Matthew S. Skelton, Esq.